

The current proposal is:

Preservation Department – Item 12, LPC-23-01869

## 1088 Park Avenue – Park Avenue Historic District Borough of Manhattan

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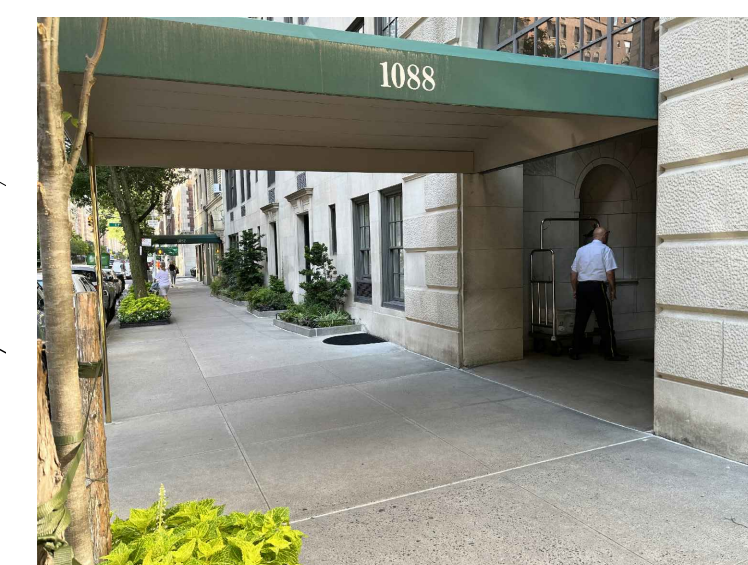
22 PARK AVENUE - 1070  
NOT TO SCALE



18 PARK AVENUE - 1075  
NOT TO SCALE



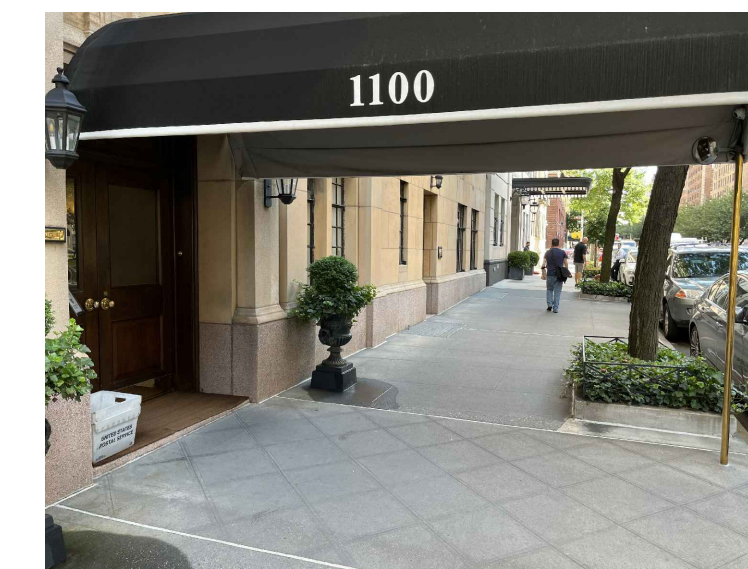
14 PARK AVENUE - 1082  
NOT TO SCALE



10 PARK AVENUE - 1088  
NOT TO SCALE



06 PARK AVENUE - 1095  
NOT TO SCALE



21 PARK AVENUE - 1100  
NOT TO SCALE



17 PARK AVENUE - 1105  
NOT TO SCALE



13 PARK AVENUE - 1111  
NOT TO SCALE

1088 Park Avenue Lobby  
1088 Park Avenue  
New York, NY 10128

# MBB

Murphy Burnham & Buttrick Architects  
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No.	Date	Issue
	08.22.22	LPC Submission



# LPC-01.00

## PROJECT LOCATION & SURROUNDING CONTEXT



1088 Park Avenue Lobby  
1088 Park Avenue  
New York, NY 10128

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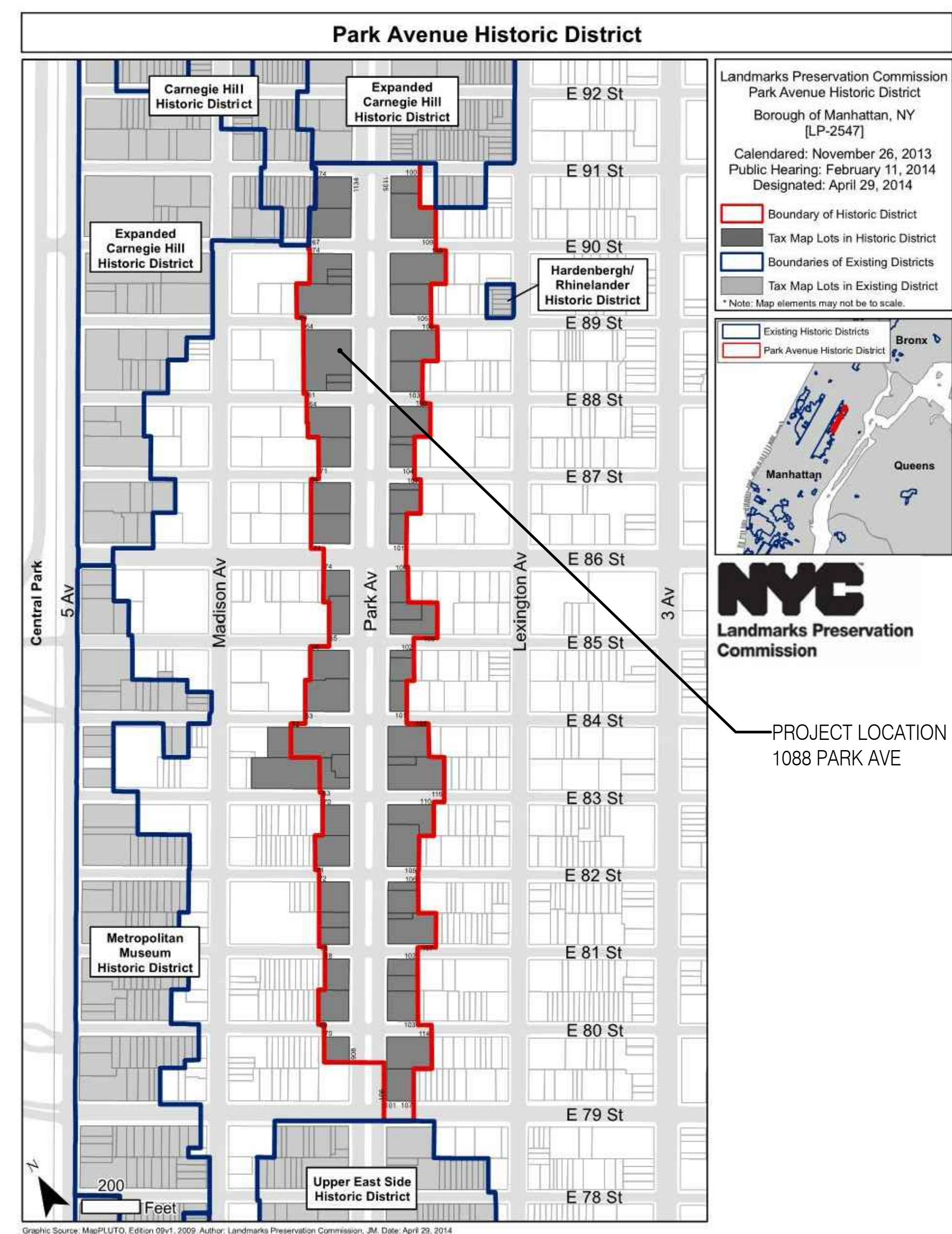
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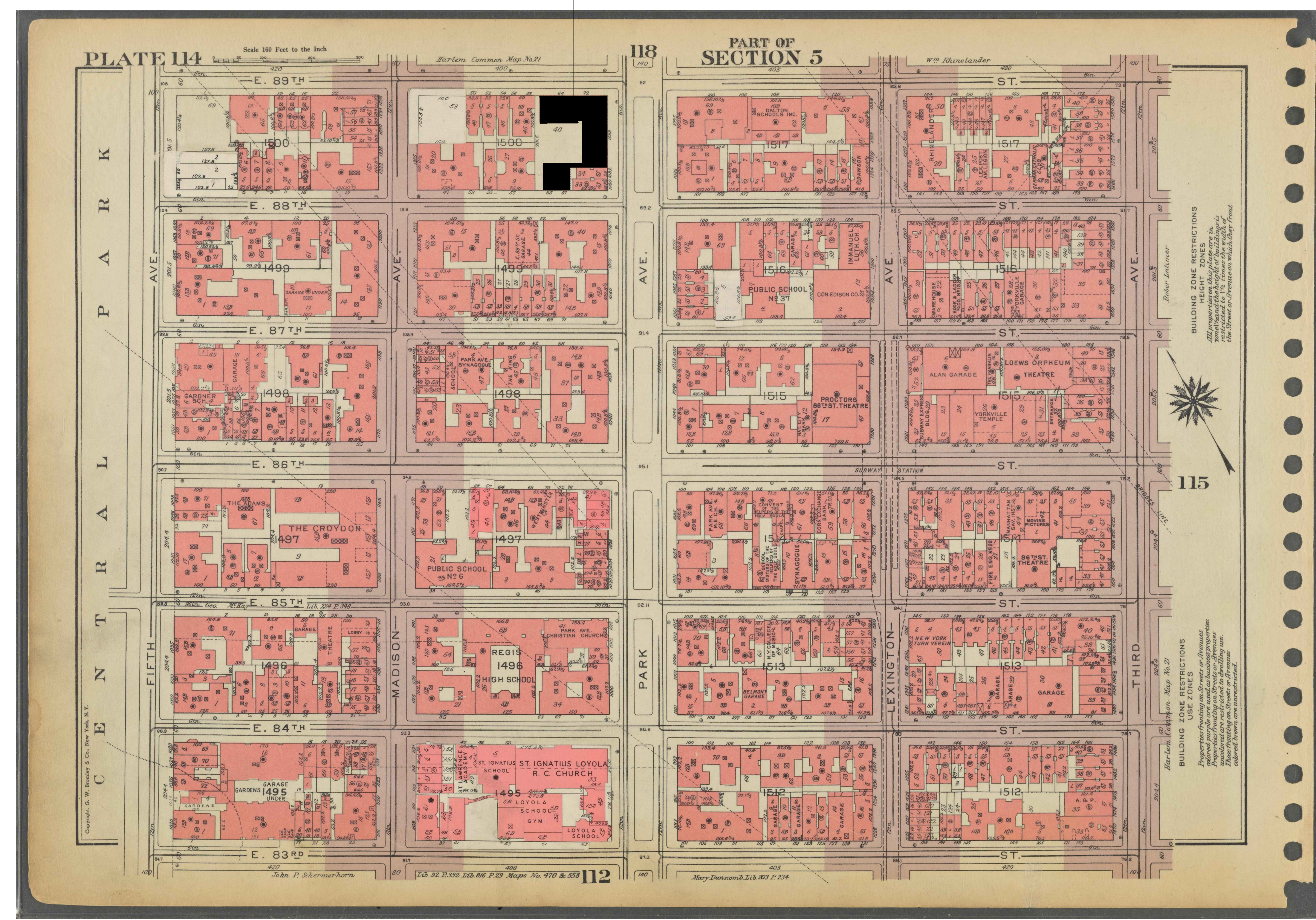
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12 WEST SIDE OF PARK AVENUE, 88-89TH STs FROM MEDIAN  
NOT TO SCALE

PROJECT LOCATION  
1088 PARK AVE



PROJECT LOCATION  
1088 PARK AVE



01 1955 SANBORN MAP - PLATE 114  
NOT TO SCALE

04 PARK AVENUE HISTORIC DISTRICT  
NOT TO SCALE

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LPC-02.00  
HISTORIC DISTRICT  
SANBORN MAP



08 1940s NEW YORK CITY TAX PHOTO  
NOT TO SCALE



07 VIEW FROM SIDEWALK OF EXISTING ENTRY DOORS  
NOT TO SCALE



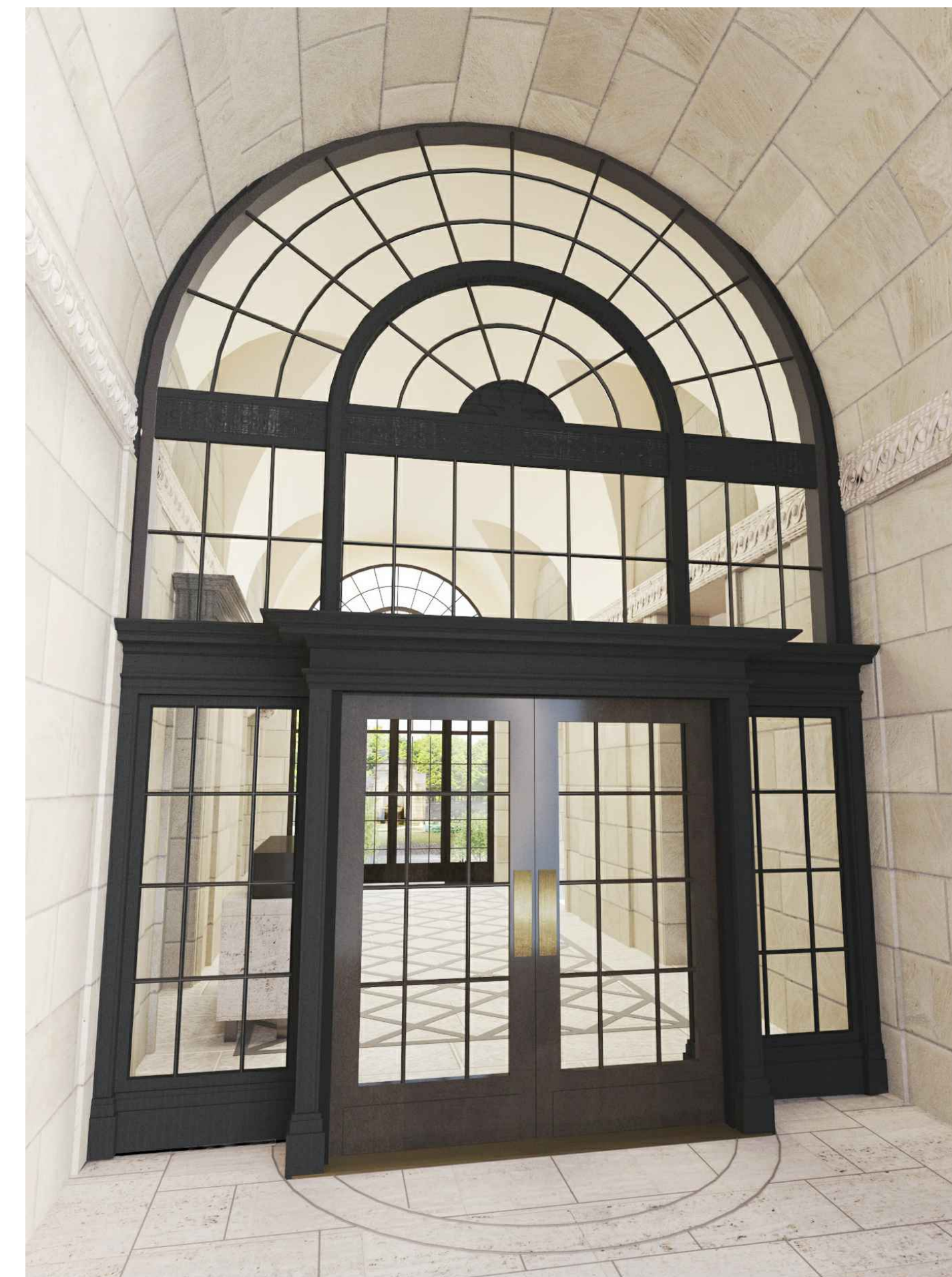
05 VIEW FROM VESTIBULE OF EXISTING ENTRY DOORS  
NOT TO SCALE



04 1940s NEW YORK CITY TAX PHOTO  
NOT TO SCALE



03 VIEW FROM SIDEWALK OF PROPOSED ENTRY DOORS  
NOT TO SCALE



01 VIEW FROM VESTIBULE OF PROPOSED ENTRY DOORS  
NOT TO SCALE

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## LPC-03.00 ENTRY ELEVATIONS EXISTING AND PROPOSED



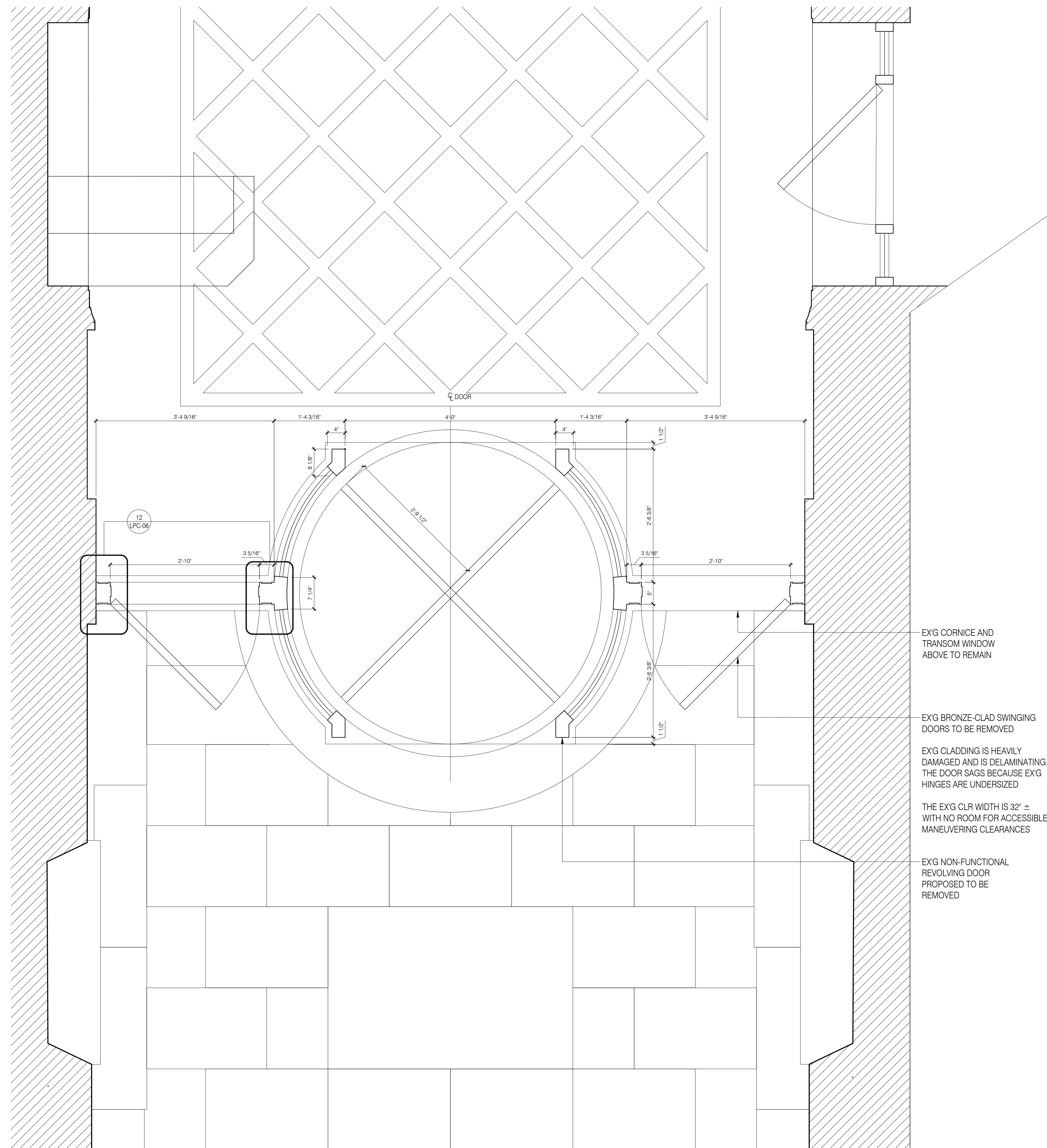
09 OVERALL VIEW OF ENTRY DOORS FROM VESTIBULE  
NOT TO SCALE



05 VIEW OF REVOLVING DOOR FROM VESTIBULE  
NOT TO SCALE



01 VIEW OF REVOLVING DOOR FROM INTERIOR OF LOBBY  
NOT TO SCALE



EXG CORNICE AND  
TRANSOM WINDOW  
ABOVE TO REMAIN

EXG BRONZE-CLAD SWINGING  
DOORS TO BE REMOVED

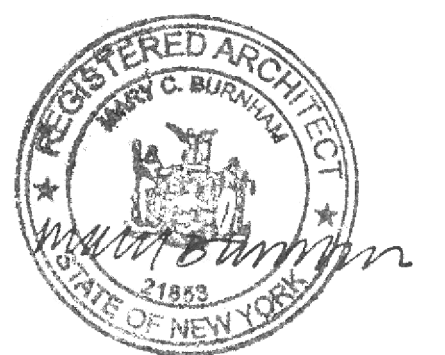
EXG CLADDING IS HEAVILY  
DAMAGED AND IS DELAMINATING.  
THE DOOR SAGS BECAUSE EXG  
HINGES ARE UNDERSIZED

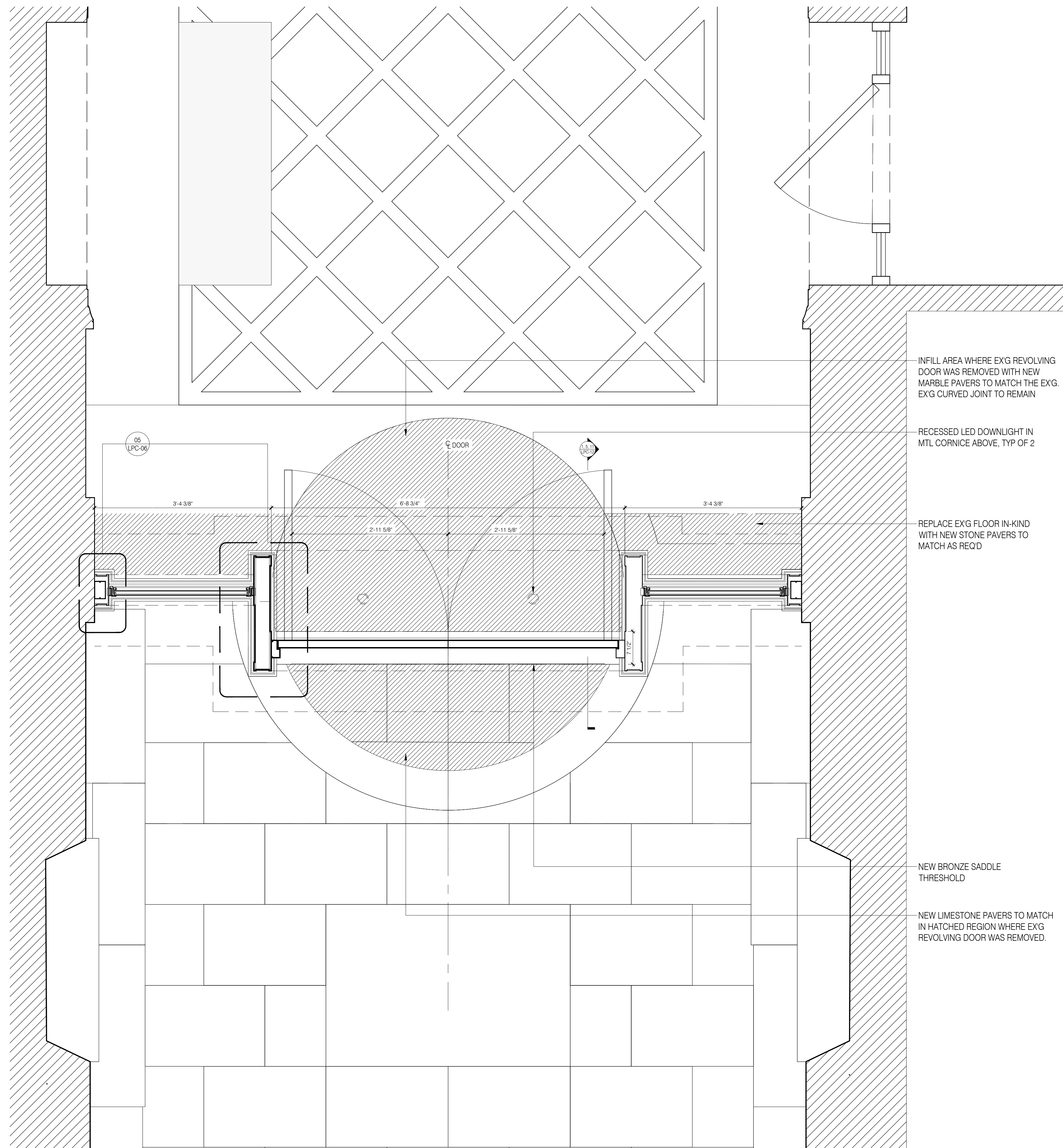
THE EXG CLR WIDTH IS 32" ±  
WITH NO ROOM FOR ACCESSIBLE  
MANEUVERING CLEARANCES

EXG NON-FUNCTIONAL  
REVOLVING DOOR  
PROPOSED TO BE  
REMOVED

04 FLOOR PLAN - EXISTING ENTRY DOORS  
SCALE: 1" = 1'-0"

No.	Date	Issue
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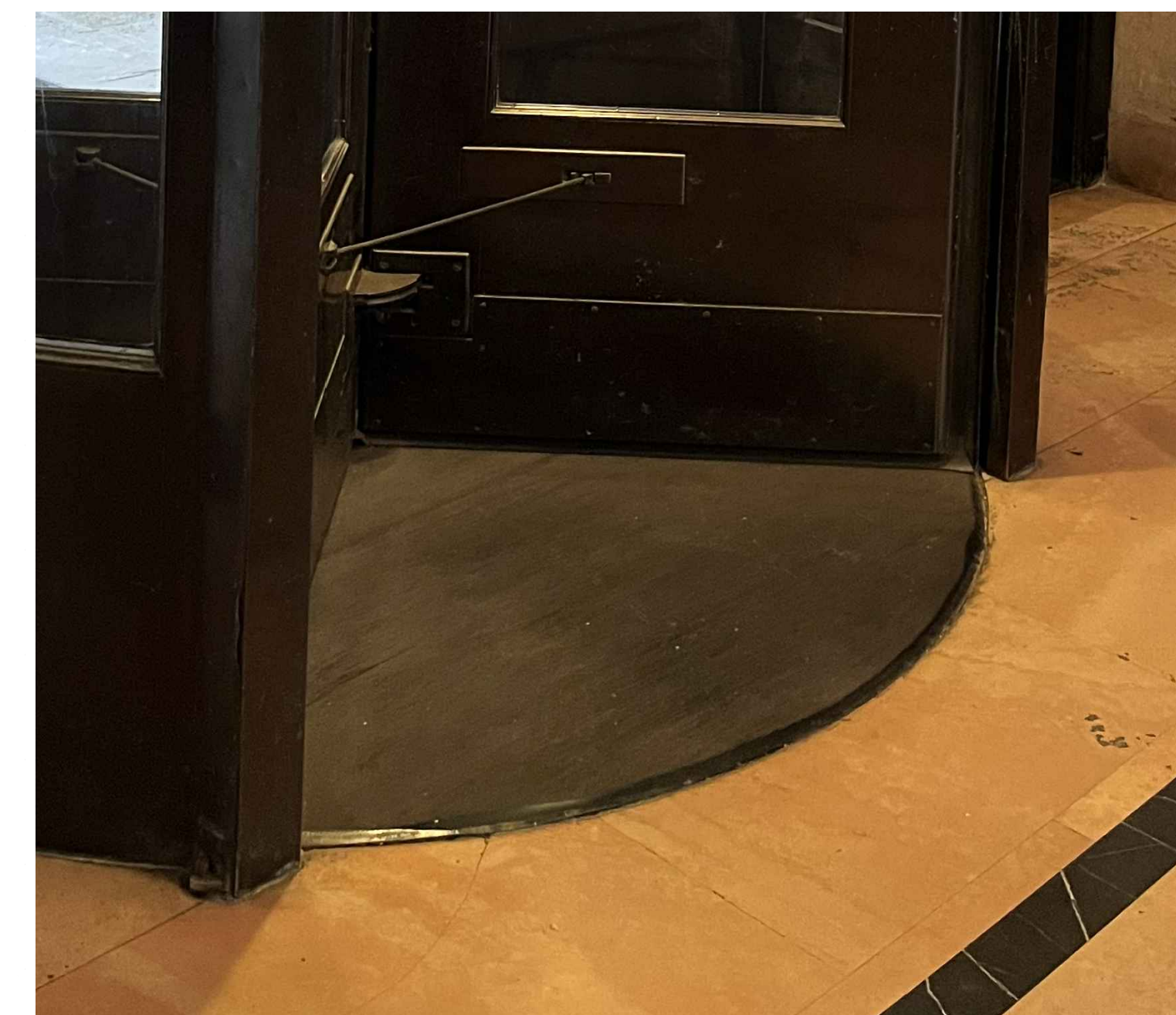
INFILL AREA WHERE EXG REVOLVING DOOR WAS REMOVED WITH NEW MARBLE PAVERS TO MATCH THE EXG. EXG CURVED JOINT TO REMAIN

RECESSED LED DOWNLIGHT IN MTL CORNICE ABOVE, TYP OF 2

REPLACE EXG FLOOR IN-KIND WITH NEW STONE PAVERS TO MATCH AS REQ'D

NEW BRONZE SADDLE THRESHOLD

NEW LIMESTONE PAVERS TO MATCH IN HATCHED REGION WHERE EXG REVOLVING DOOR WAS REMOVED.



**05** EXG CURVED JOINT IN LOBBY FLOORING  
 NOT TO SCALE

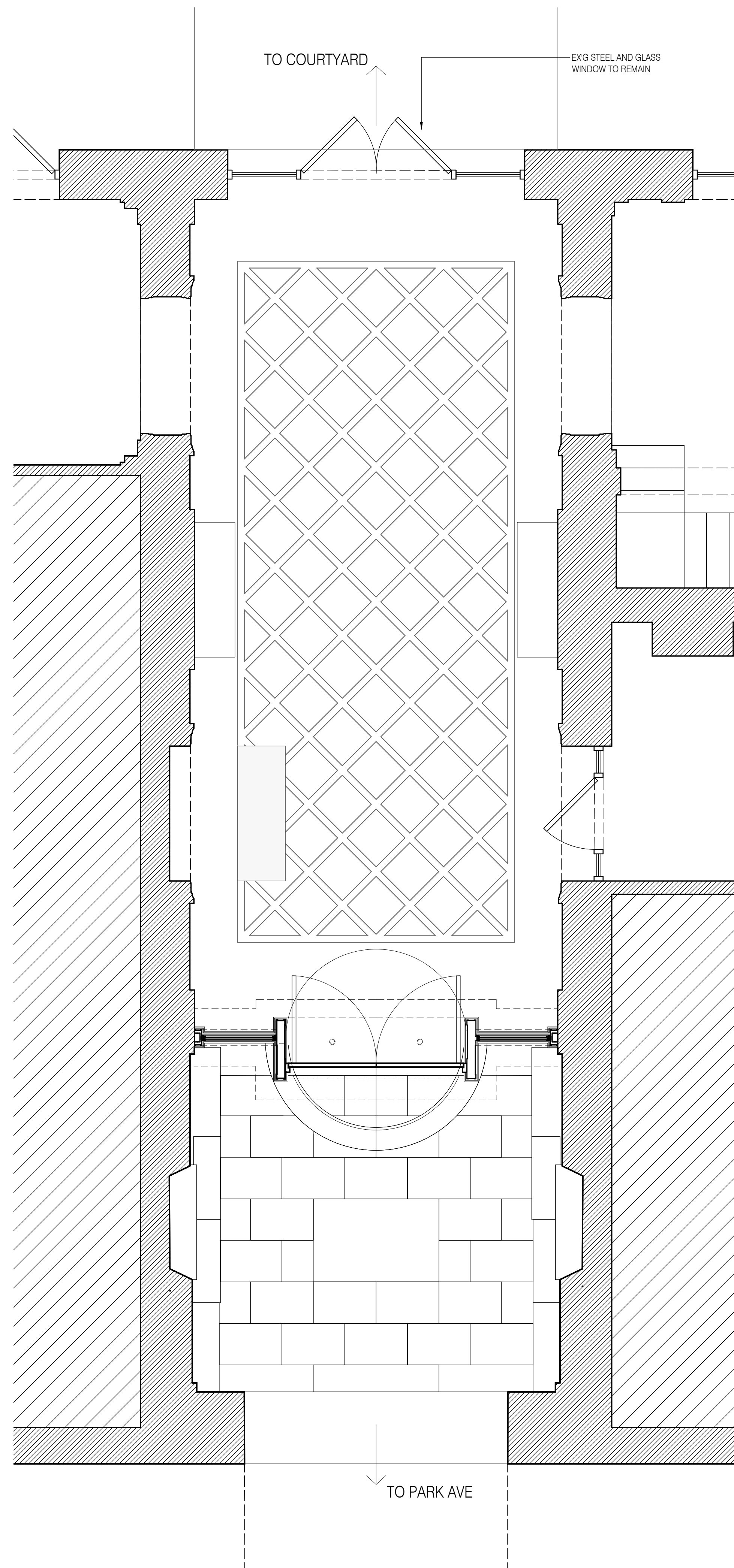


**01** EXG CURVED JOINT IN VESTIBULE PAVERS  
 NOT TO SCALE

**04** FLOOR PLAN - PROPOSED ENTRY DOORS  
 SCALE: 1" = 1'-0"

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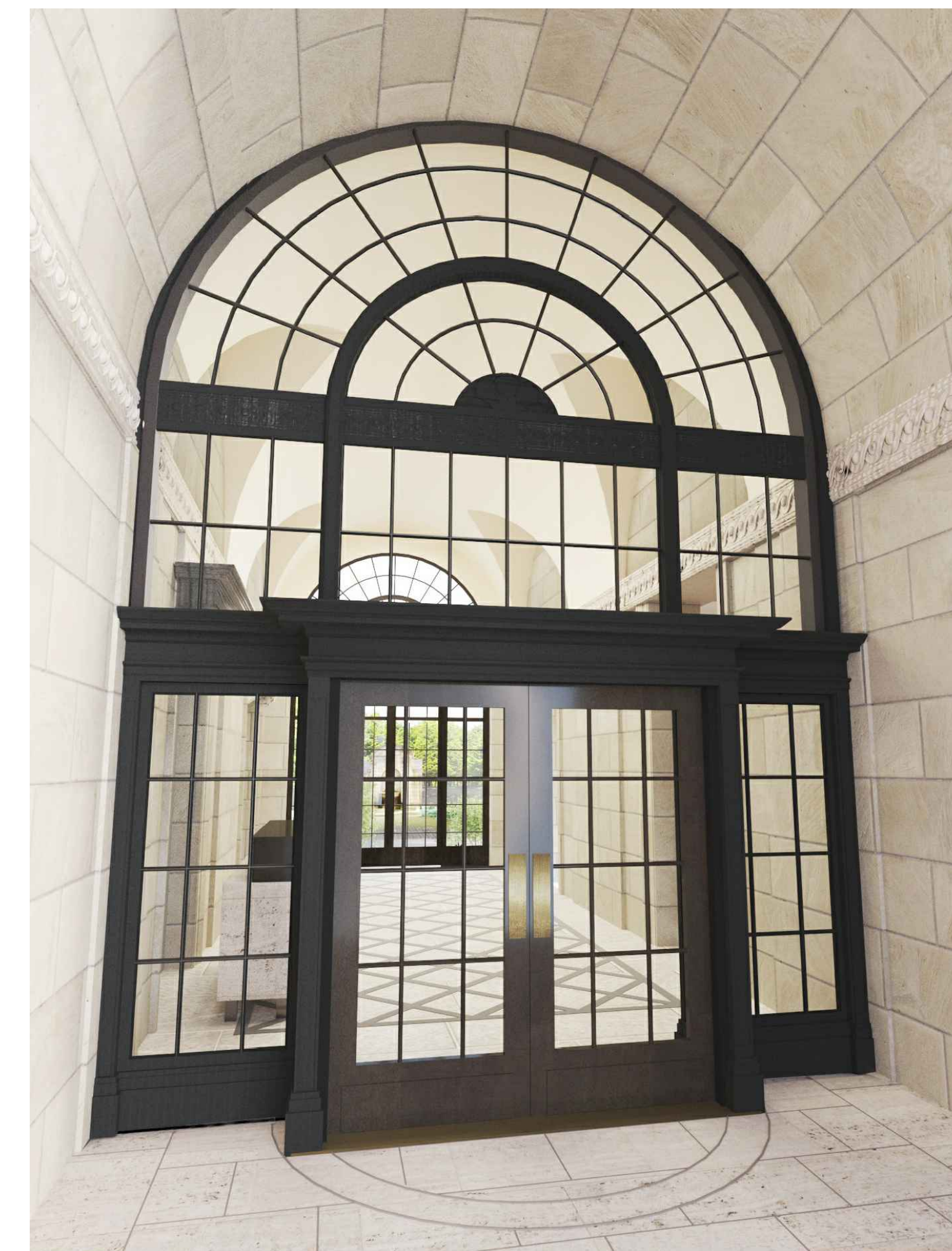
**LPC-05.00**  
 FLOOR PLAN  
 PROPOSED ENTRY DOORS



02 FLOOR PLAN - PROPOSED ENTRY DOORS  
SCALE: 3/8" = 1'-0"



03 VIEW OF DOORS FROM LOBBY TO COURTYARD  
NOT TO SCALE



01 VIEW FROM VESTIBULE OF PROPOSED ENTRY DOOR  
NOT TO SCALE

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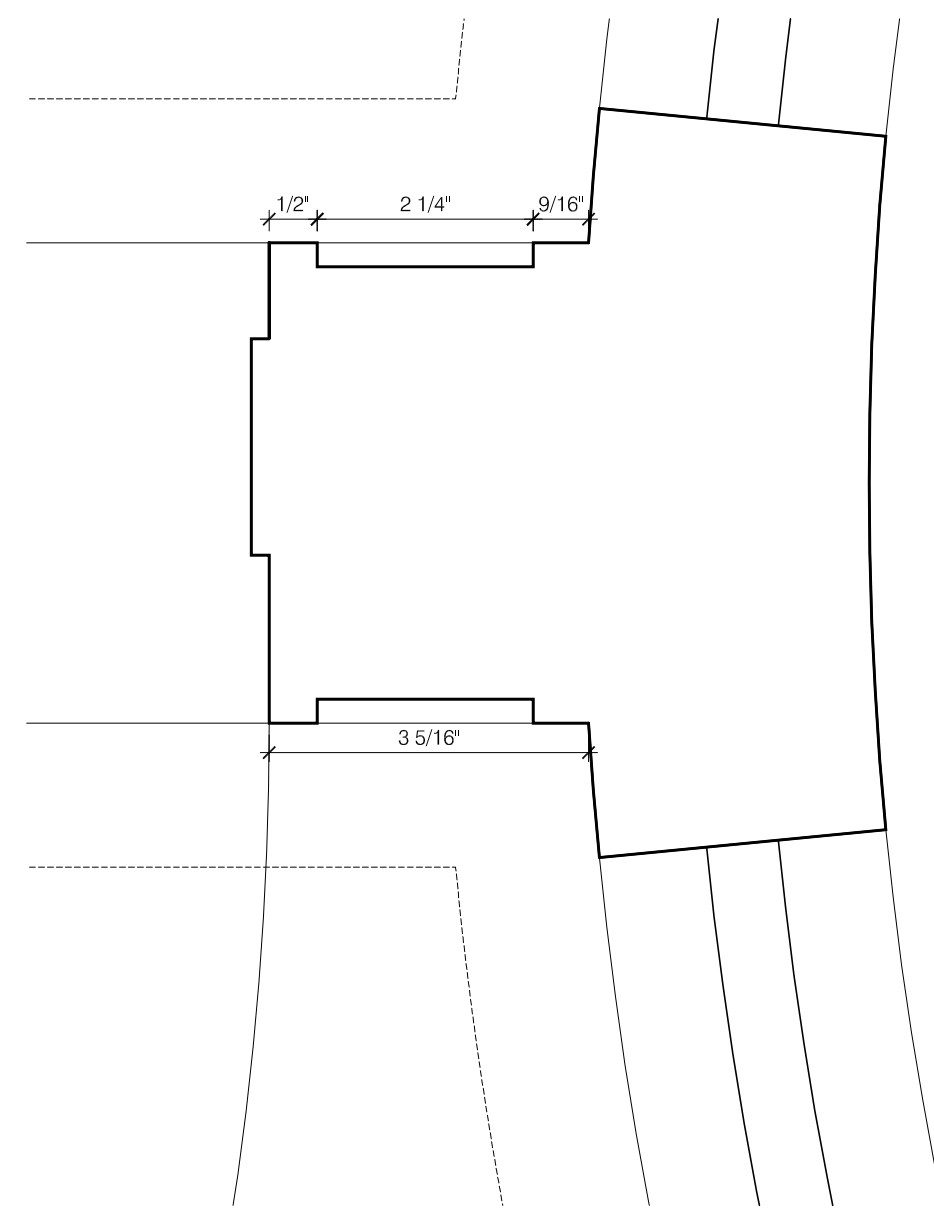
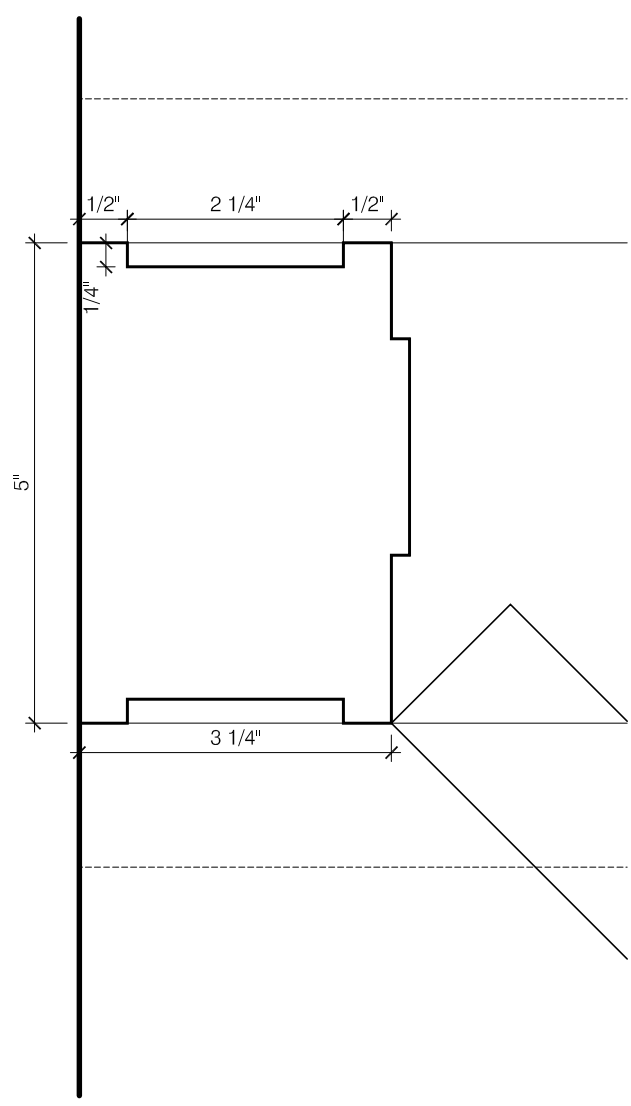
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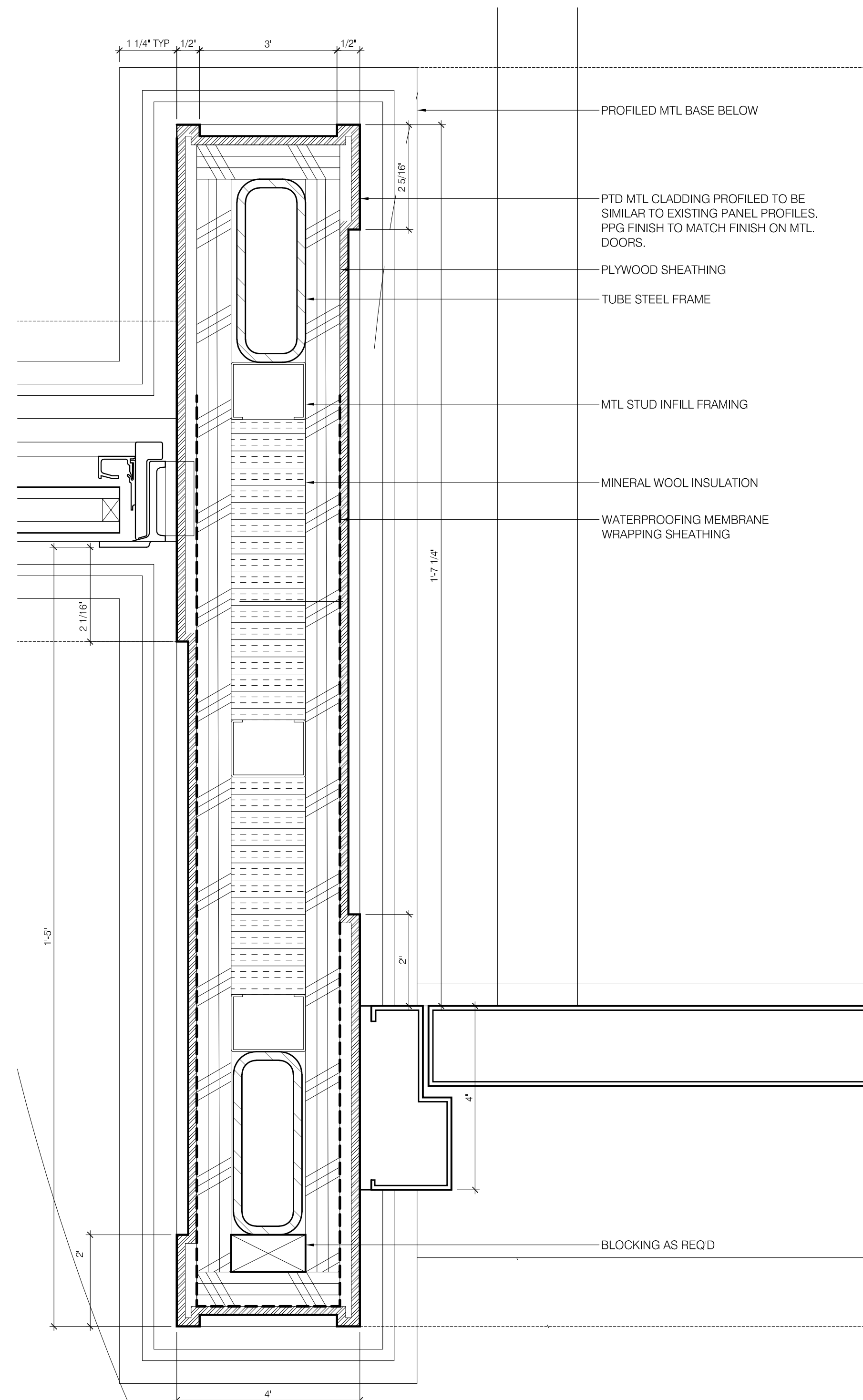
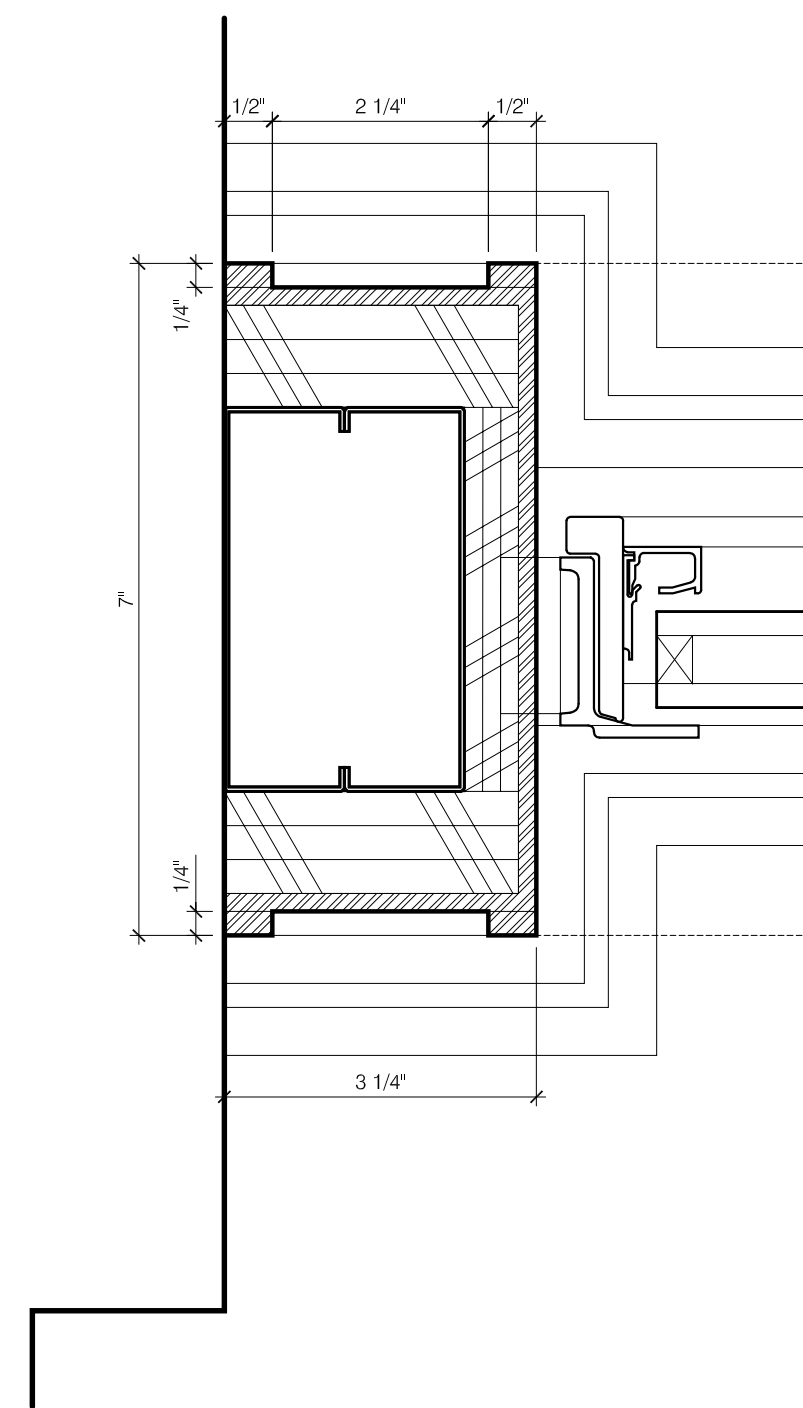
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**LPC-05.0A**  
FLOOR PLAN  
EXISTING ENTRY  
DOORS



**12 JAMB DETAILS - EXISTING DOORS**  
SCALE: 6" = 1'-0"



**04 JAMB DETAILS - PROPOSED DOORS**  
SCALE: 6" = 1'-0"



**01 EXISTING ENTRY DOOR TRIM**  
NOT TO SCALE

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	08.22.22	IPC Submission



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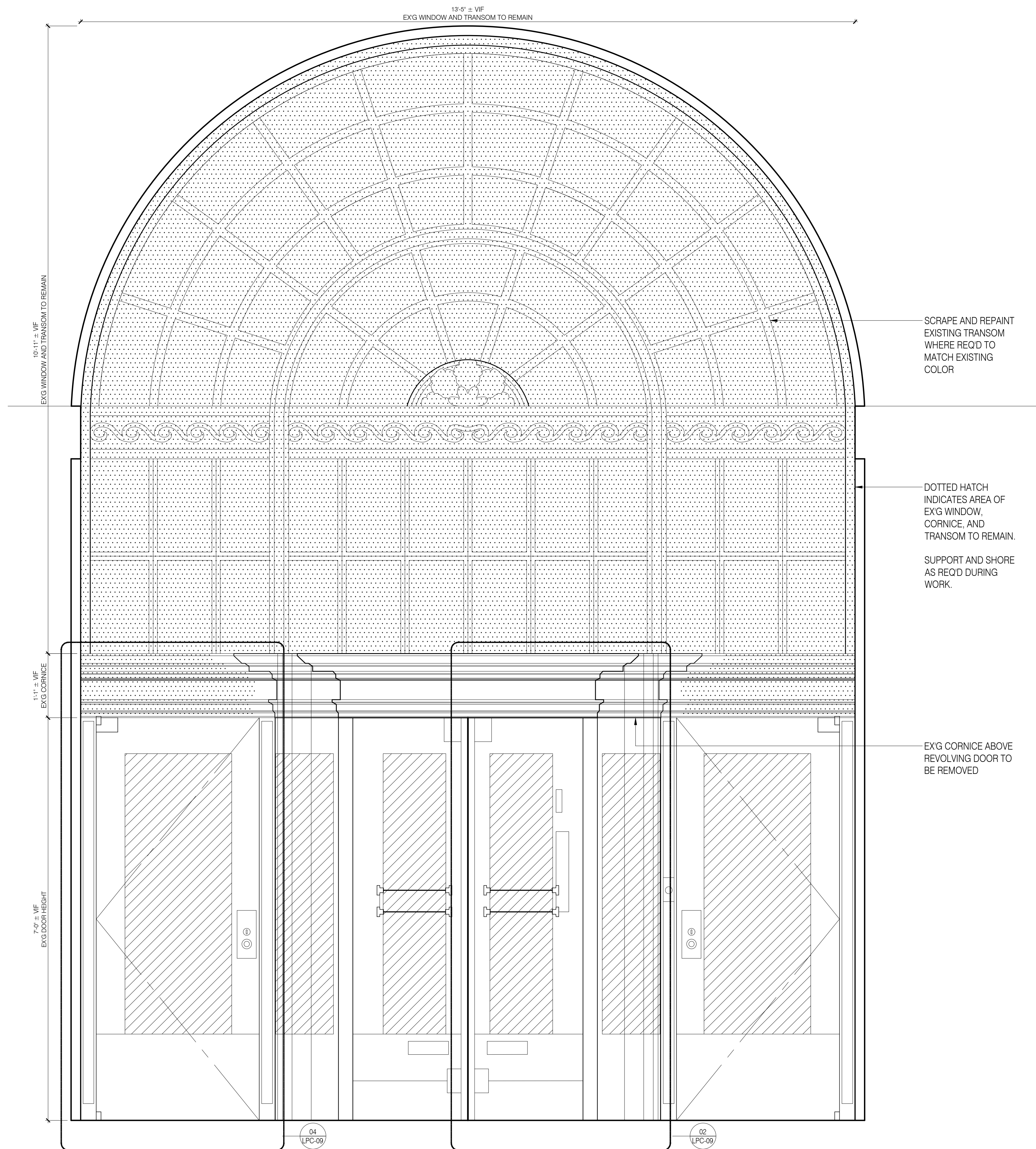
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04 ELEVATION - EXISTING DOORS  
 SCALE: 1" = 1'-0"

01 VIEW FROM VESTIBULE OF EXISTING ENTRY DOORS  
 NOT TO SCALE

## LPC-07.00 ELEVATION EXISTING ENTRY DOORS

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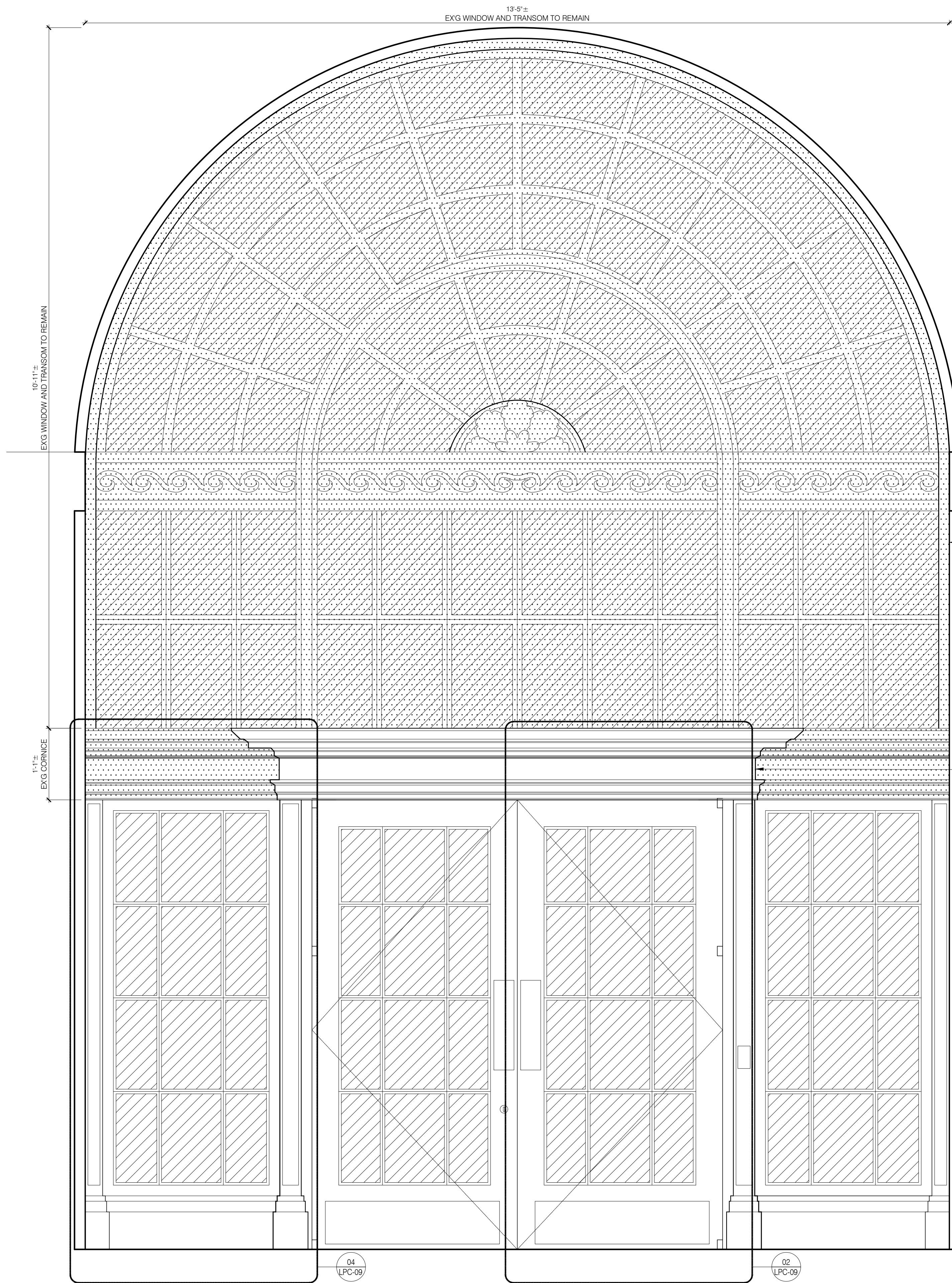
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DOTTED HATCH INDICATES AREA OF EXG WINDOW, CORNICE, AND TRANSOM TO REMAIN.

SUPPORT AND SHORE AS REQ'D DURING WORK.

NEW MTL CORNICE ABOVE PROPOSED ENTRY DOORS TO MATCH EXG PROFILE AND FINISH.



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04 ELEVATION - PROPOSED ENTRY DOORS  
 SCALE: 1" = 1'-0"

01 VIEW FROM VESTIBULE OF PROPOSED ENTRY DOORS  
 NOT TO SCALE

## LPC-08.00

ELEVATION  
 PROPOSED ENTRY  
 DOORS

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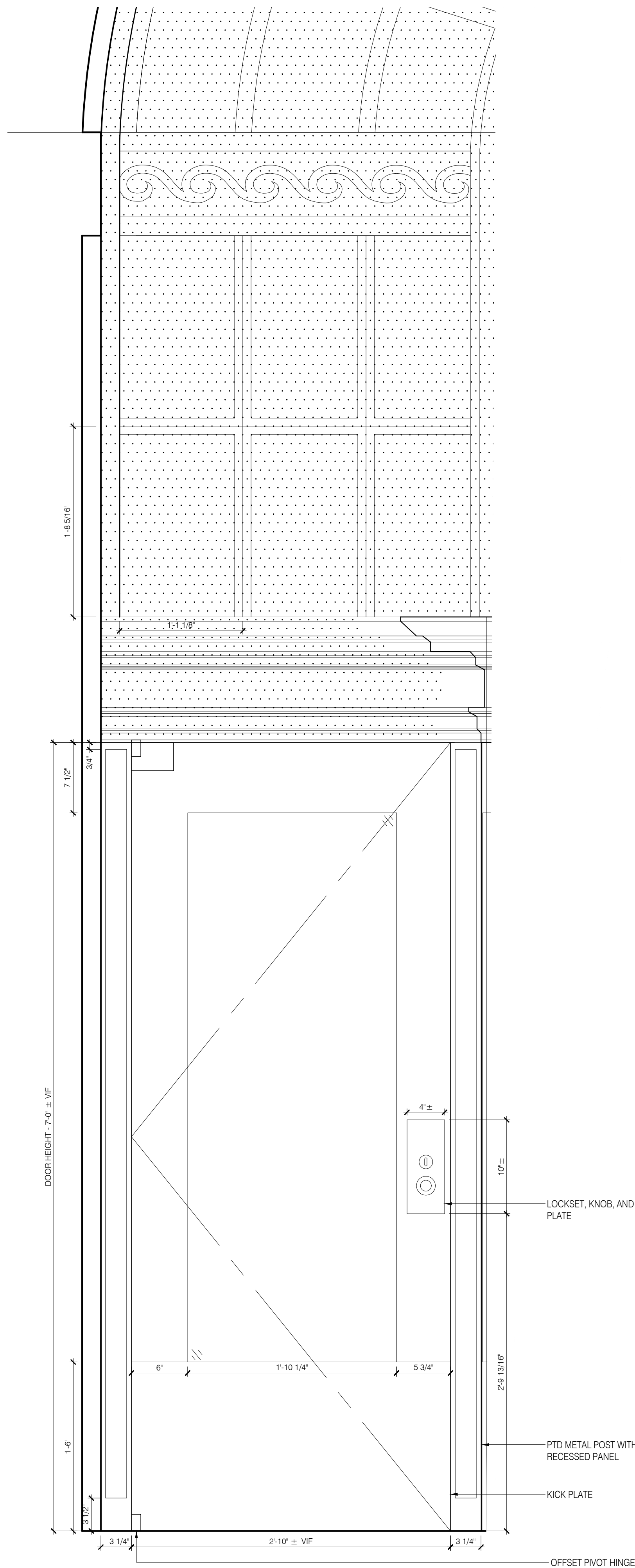
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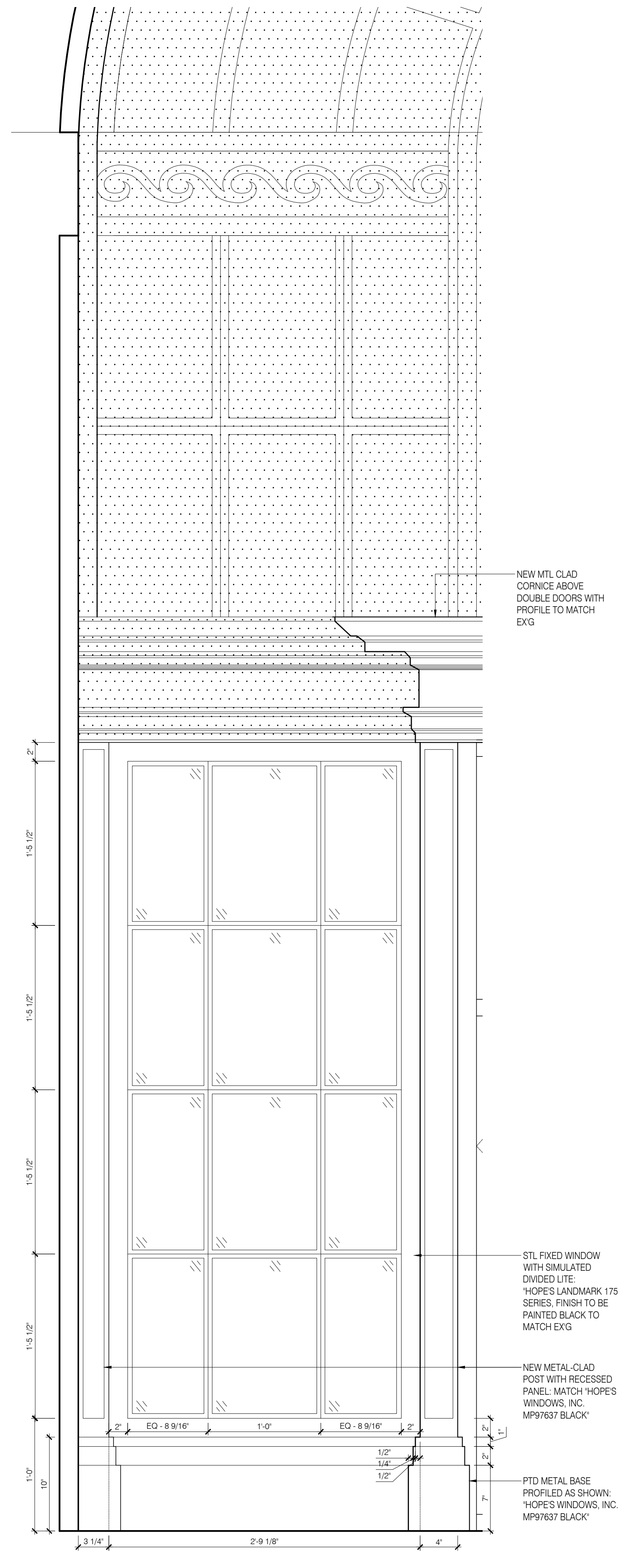
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04 EXISTING WING DOOR  
 SCALE: 1-1/2" = 1'-0"



02 PROPOSED SIDE LIGHT  
 SCALE: 1-1/2" = 1'-0"

No.	Date	Issue
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## LPC-09.00

ELEVATIONS  
 EXISTING AND  
 PROPOSED

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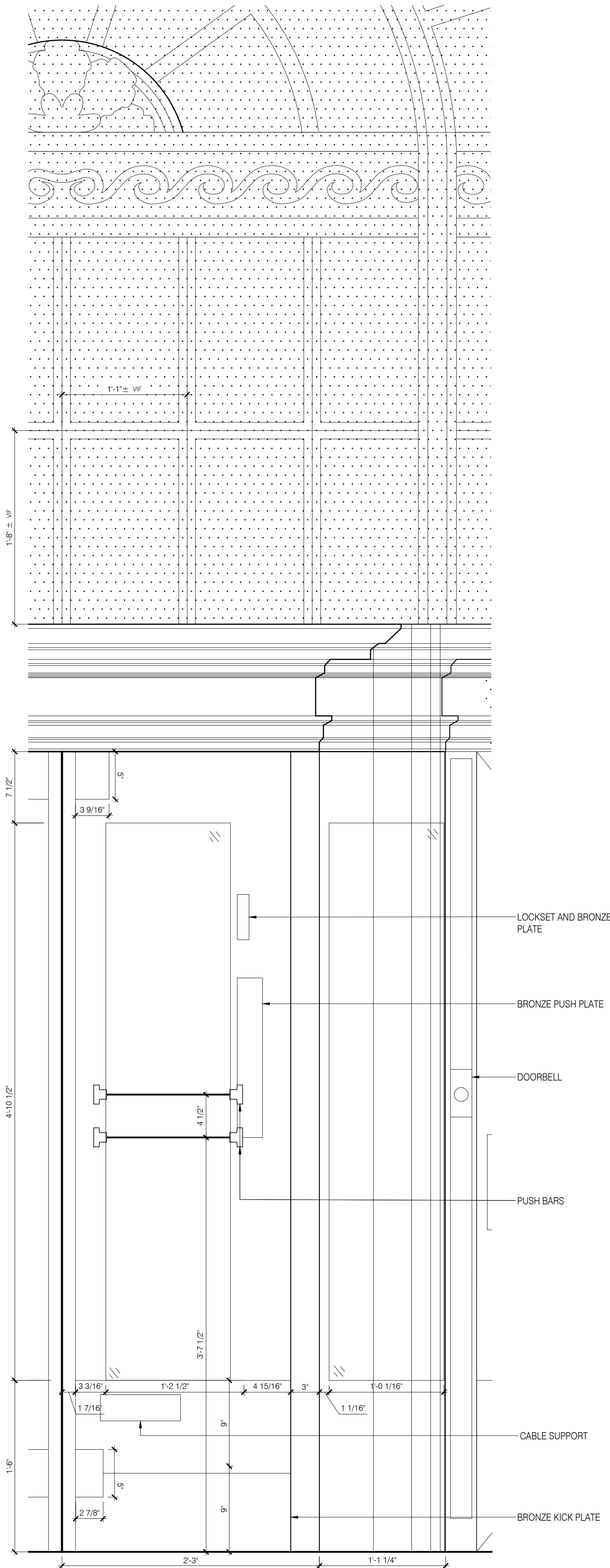
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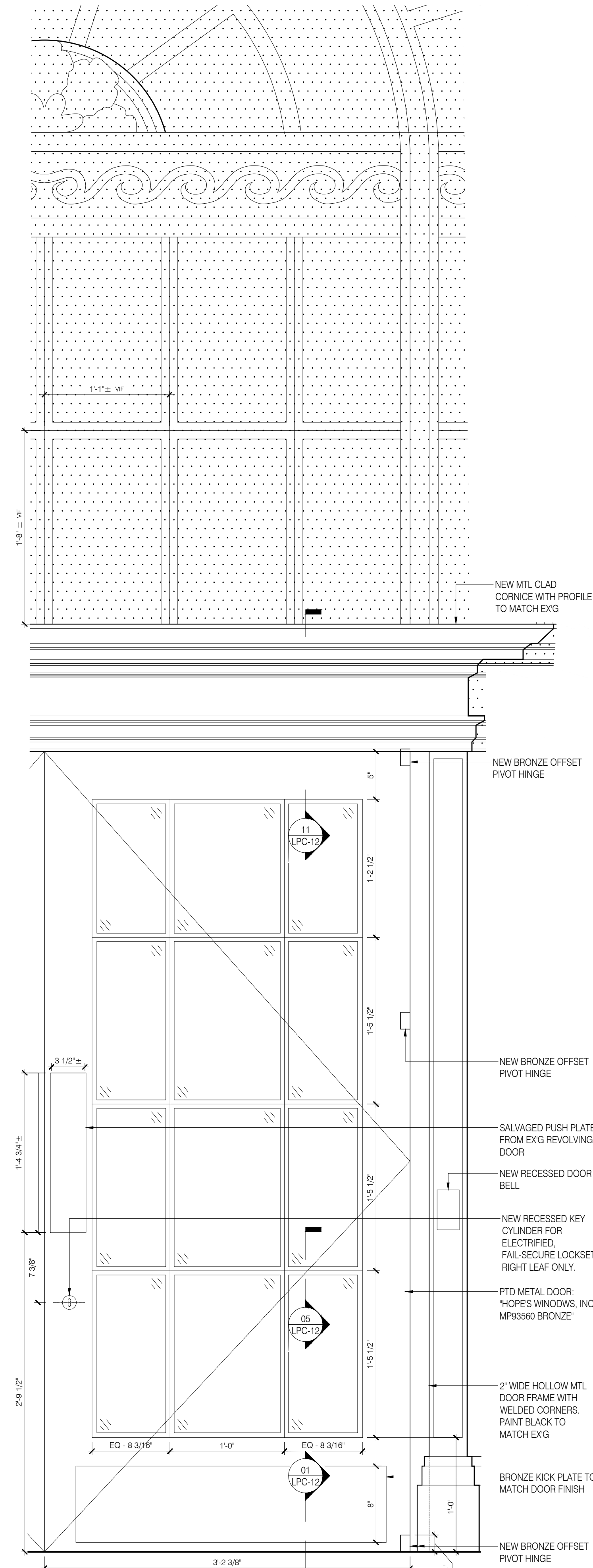
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**04** EXISTING REVOLVING DOOR LEAF  
 SCALE: 1-1/2" = 1'-0"



**02** PROPOSED ENTRY DOOR LEAF  
 SCALE: 1-1/2" = 1'-0"

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## LPC-10.00

ELEVATIONS  
 EXISTING AND  
 PROPOSED

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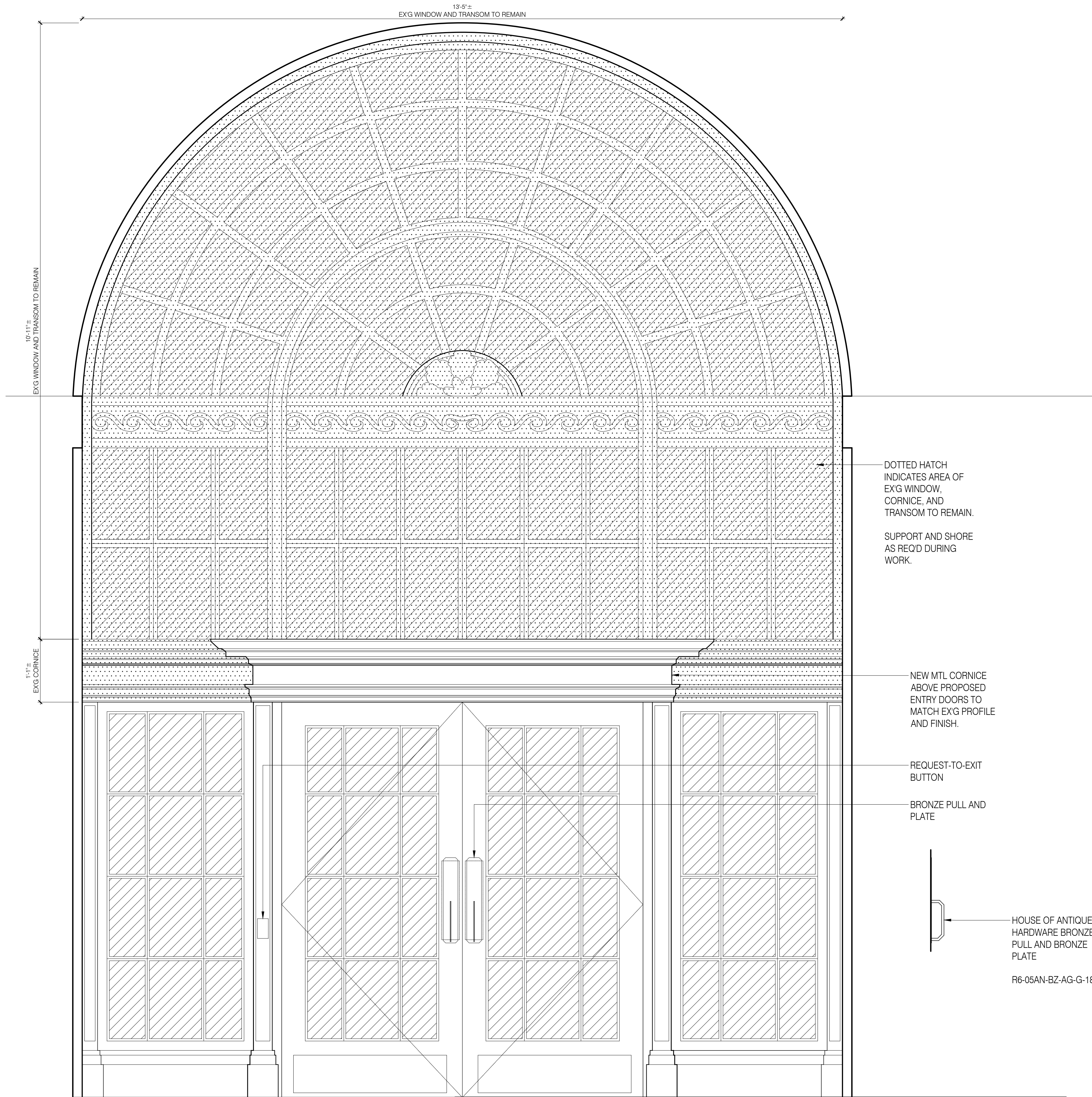
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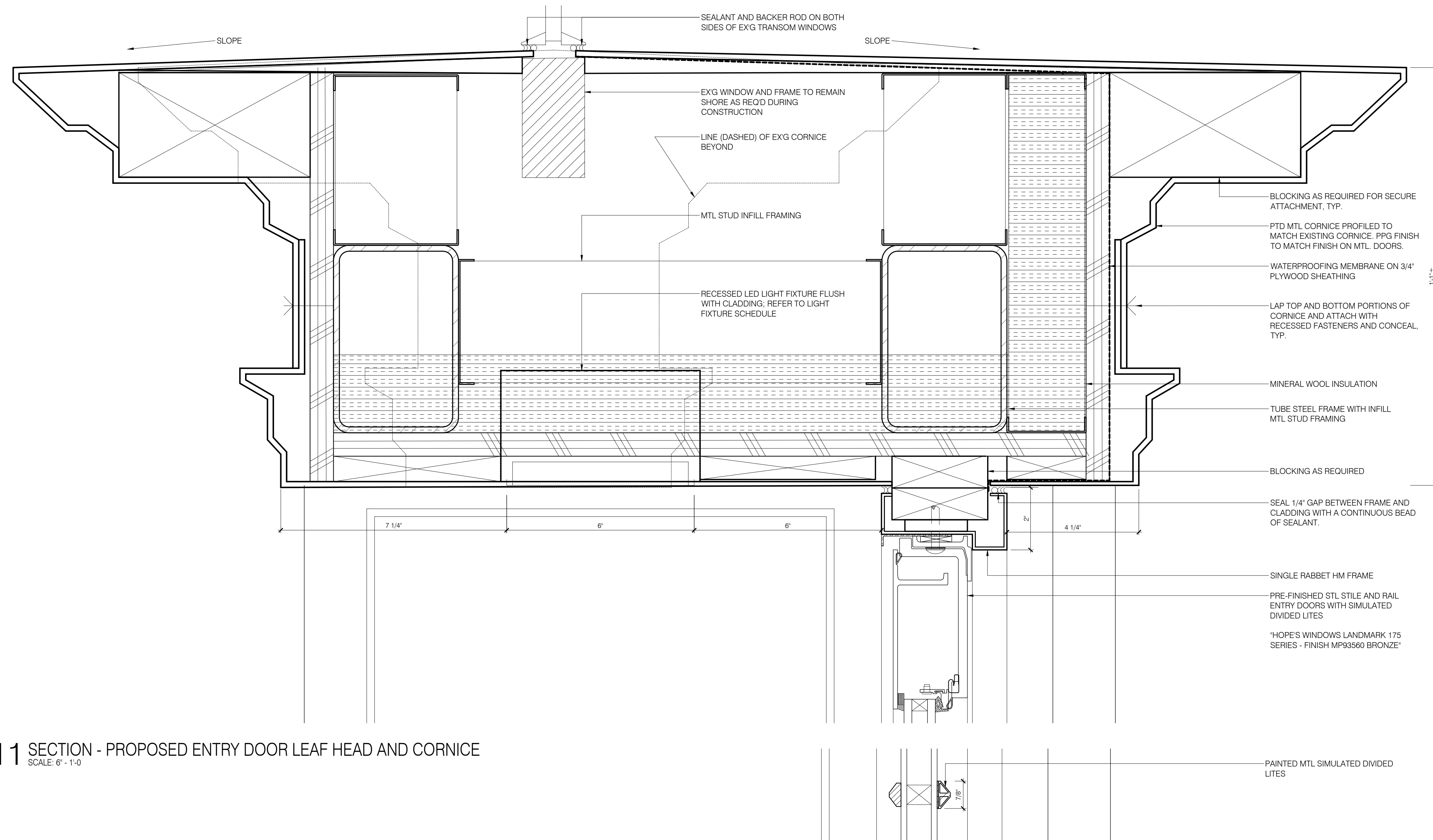


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04 ELEVATION - PROPOSED ENTRY DOORS - INTERIOR  
 SCALE: 1" = 1'-0"

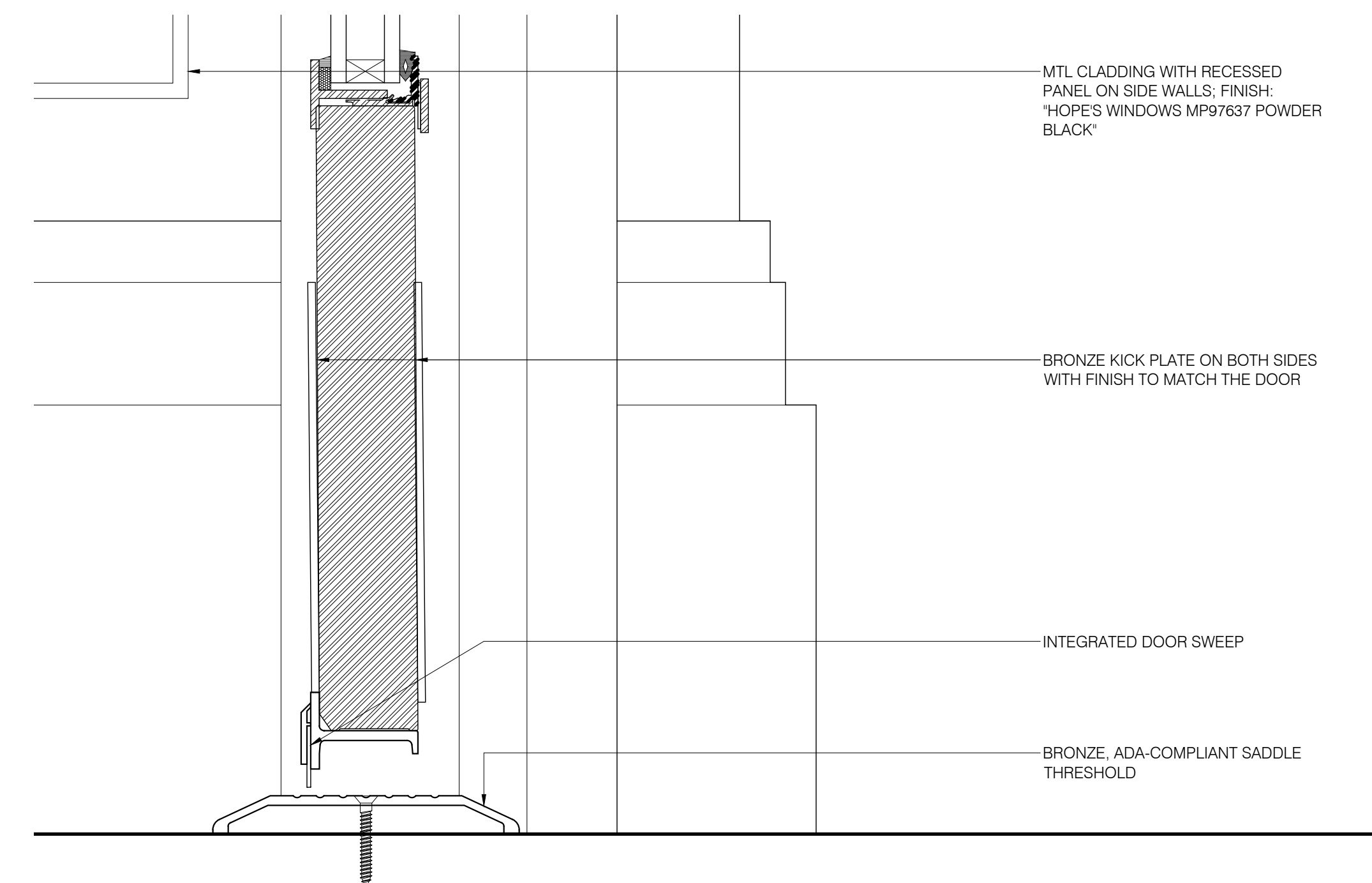
01 VIEW FROM LOBBY OF PROPOSED ENTRY DOORS  
 NOT TO SCALE

## LPC-11.00 ELEVATION PROPOSED ENTRY DOORS - INTERIOR



**11** SECTION - PROPOSED ENTRY DOOR LEAF HEAD AND CORNICE  
SCALE: 6" - 1'-0"

**05** SECTION - PROPOSED ENTRY DOOR LEAF - SIMULATED DIVIDED LIGHT MULLION  
SCALE: 6" - 1'-0"



**01** SECTION - PROPOSED ENTRY DOOR LEAF THRESHOLD  
SCALE: 6" - 1'-0"

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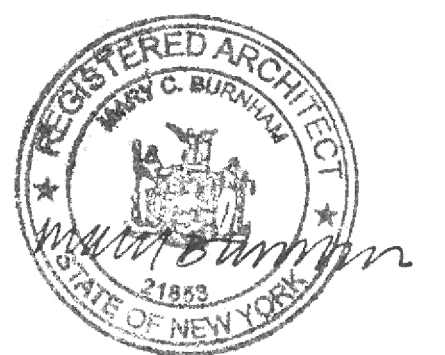
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To Testify Please Join Zoom

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